

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
February 28, 2006
7:00 P.M.**

1. CALL TO ORDER

Chairperson Napolitano called the meeting to order at 7:08 p.m.

2. ROLL CALL

Members Present: Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley, Boardmember Jimenez, Boardmember Kempiaik, and Boardmember Rioux. Alternate Boardmember Richardson served the Board. Alternate Boardmember Stafford was present. Vice Mayor Urwiller was present.

Members Absent: Boardmember Wrublik.

Departments Present: Town Manager Carroll Reynolds, Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Planning Manager Suparna Dasgupta, Town Engineer Scott Ziprich, Fire Chief Scott Rounds, and Assistant Fire Chief Bob Costello.

3. MINUTES

Motion made by Boardmember Rioux and seconded by Vice Chairman Zwerg to approve the February 14, 2006 Worksession Minutes as presented. Motion passed unanimously.

4. MINUTES

Motion made by Boardmember Rioux and seconded by Boardmember Kempiaik to approve the February 14, 2006 Regular Meeting Minutes as presented. Motion passed unanimously.

5. OLD BUSINESS

None

6. NEW BUSINESS

6A. Miller Manor Temporary Sign Package-Sign05-05

Planner Ian Dowdy was available to answer the Board's questions. Boardmembers voiced concern over the sign stakes being left and were assured that they would be completely removed. Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve a temporary use permit for weekend directional signage and one off-site sign for the Miller Manor development located on the northeast corner of Miller Road and Southern Avenue with a revision of Stipulation #5 to read "Temporary signs will only be allowed to be displayed between the hours of 5:00 p.m., Fridays, to 8:00 a.m., Mondays. The Applicant shall remove all stakes with the signage", and Stipulation #6 to include the word "directional". Motion passed unanimously.

6B. Annexation of Additional Acres for Tartesso Town Center-A05-39

Planner Alan Como and Gary King were available to answer the Board's questions and explained that eventually this land would incorporate into Tartesso CMP by amendment. A Public Hearing was opened at 7:23 p.m. to hear citizen input on the proposed annexation. There being no public comment the hearing was closed at 7:23 p.m. A motion made by Boardmember Kempiaik and seconded by Vice Chairman Zwerg to approve the annexation of additional 174± acres from Maricopa County to the Town of Buckeye, and within the Tartesso Master Planned Community, generally located southeast of Van Buren St. and Sun Valley Parkway. Motion passed unanimously.

6C Rovey Farms Rezoning-RZ05-23

Planner Adam Zaklikowski and George Musser of Musser Engineering were available to answer the Board's questions. It was noted for record that the rezoning was Mountain View South, LLC, instead of Rovey Farms. The developer will work with the school district to plan educational facilities. A public hearing was opened at 7:29 to hear citizen input on the proposed rezoning. There being no public comment the hearing was closed at 7:29 p.m. A motion made by Boardmember Rioux and seconded by Boardmember Richardson to approve the rezoning of 140± acres from Rural Residential (RR) to Planned Residential (PR) located near the southeast corner of Yuma Road and Tuthill Road. Motion passed unanimously.

6D. Sundance Crossings Site Plan- SP05-31

Planner Adam Zaklikowski and Kristin Suma of RDB Management was available to answer the Board's questions. A public hearing was opened at 7:38 p.m. to hear citizen input on the proposed site plan. Sheryl Edwards voiced her concern about security and space rental. There being no further public comment the hearing was closed at 7:42 p.m. Engineer Scott Ziprich was available to answer the Board's questions about lighting and signage. Motion made by Vice Chairman Zwerg and seconded by Boardmember Kempiaik to approve the site plan for a commercial plaza consisting of 14± acres located at the southwest corner of Yuma Road and Dean Road. Motion passed unanimously.

6E. The Mercado Site Plan- SP05-28

Planner Adam Zaklikowski, Jeff Smith of Butler Designs, and Paul Gilbert of Sunbelt Management were available to answer the Board's questions and highlighted the site plan and project data. A public hearing was opened at 7:56 p.m. to hear citizen input on the proposed site plan. Dave Lavis of Home Depot spoke on behalf of the developer and revealed that Home Depot would be a tenant. Richard Stafford asked about fire protection. Assistant Fire Chief Bob Costello said that this would be served out of Verrado. Buckeye Police Department will have facilities access. Town Code rejects the desired sign package for this development due to the 75 foot height. The Development Department would be responsible for monitoring the development of this project. There being no further public comment the hearing was closed at 8:06 p.m. Boardmember Kempiaik was concerned about day laborers, loitering, and security. The Board requested that Buckeye's name be incorporated into the name because it is part of Buckeye. The developer agreed to work with staff to come with an agreeable name before it goes before Council. Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the site plan for a shopping plaza on 75± acres located at the southeast corner of Airport Road and Interstate 10 with Stipulation #23 revised to say "The developer and the Community Development Department shall execute a mutual acceptable agreement covering re-use, re-tenanting and vacancy stipulations for large scale retail users that exceed 150,000 square

feet in size within forty-five (45) days following the site plan approval by the Development Board”, and “ The developer shall work with the Town regarding security at their site”, and “No Loitering signs shall be added to the sign package and shall be posted in English and in Spanish”. Motion passed unanimously.

6F. Preliminary Plat for Vista Del Sol- PP05-39

Planner Alan Como and George Musser of Musser Engineering was available to answer the Board’s questions. A public hearing was opened at 8:40 p.m. to hear citizen input on the proposed preliminary plat. There being no comment from the public the hearing was closed at 8:40 p.m. The Board identified some discrepancies on the street names and pointed them out to the developer. Motion made by Vice Chairman Zwerg and seconded by Boardmember Rioux to approve the 152.6± acre Preliminary Plat consisting of 540 single family lots located at the northwest corner of Rooks Road and Southern Avenue with the deletion of stipulation #12, and the addition of Stipulation #29 to read “This project shall pay to the Town prior to closing the last ten percent of the lots in the project, \$79,040.00 for paving and drainage improvements for the portion of Rooks Road located between Maricopa Road and Baseline Road as a pro rata share of the estimated design and construction costs as determined by the Town Engineer for that portion of Rooks Road that will no other wise be improved by other development projects within the Town. The assessed area shall consist of the property, including this project, located one-half mile on both sides of Rooks Road from the RID Canal to Southern Avenue. Credit for this fee may be applied to applicable Town development impact fees assessed to this project as determined by the Finance Director and Town Engineer. The Town will enter into a reimbursement agreement with the Developer for reimbursement of a pro rata share of any remainder portion of this fee after applicable impact fee credits, if any un-annexed parcels fronting on the unimproved portions of Rooks Road to which this fee applies are annexed into the Town and developed within ten (10) years following the date of payment of the fee by this Developer”. Motion passed unanimously.

6G. Preliminary Plat for Verrado Parcels 2.101 and 2.102- PP05-50

Planner Brian Rose and Kurt Jones of Biskind, Hunt, and McTee showed the Board a PowerPoint presentation and were available to answer the Board’s questions. A Public Hearing was opened at 8:47 p.m. to hear citizen input on the proposed preliminary plat. There being no comment from the public the hearing was closed at 8:47 p.m. Motion made by Boardmember Kempiake and seconded by Boardmember Jimenez to approve the Preliminary Plat for Parcels 2.101 and 2.102 for 102 lots and 14 tracts on 22± acres, within Verrado Master Planned Community, Planning Unit III. Motion passed unanimously.

6H. Valle del Sol Community Master Plan- CMP04-472

Planner Ian Dowdy and Eric Tole of David Evans and Associates showed a PowerPoint presentation and was available to answer the Board’s questions. The Board would like to see more high end housing that would utilize the views of the property. After some discussion a motion made by Boardmember Rioux and seconded by Boardmember Richardson to continue the Community Master plan covering 311± acres generally located west of the Sun Valley Parkway between Bethany Home and Camelback Roads. Motion passed unanimously.

7. COMMENTS FROM THE PUBLIC

None

8. COMMENTS FROM THE DEVELOPMENT BOARD

Chairperson Napolitano – Thanked Planner Ian Dowdy for his hard work in the Development Department.

Vice Chair Zwerg – Would like an update on the Circle K road improvement.

Boardmember Hawley – None

Boardmember Jimenez – None

Boardmember Kempiaik – None

Boardmember Rioux – Has enjoyed his time on the Development Board.

Boardmember Wrublik - Absent

Alternate Boardmember Richardson – Concerned that drivers run the red light and speed on the Yuma and Watson school zone.

Alternate Boardmember Stafford – None

Vice Mayor Chris Urwiller-Council Appreciates Boardmember Roux's effort and time on the Board.

9. OTHER ITEMS FOR DISCUSSION BY DEVELOPMENT BOARD by Suparna Dasgupta

- Report on General Plan and Development Code Update Process
- Work Session scheduled to present the Parks, Trails and Open Space Master Plan by Community Services Department and RBF Inc. on March 14, 2006.

10. REPORTS FROM STAFF

- Development Director Bob Bushfield told the Board that they will be moving to the new building on March 23rd and March 24th.
- Requesting two senior planners and one GIS position, with a plans review division in the next fiscal year.
- The Board effects the community more than any other.
- Thanks to Dave Rioux and Ian Dowdy for their public service.

11. ADJOURNMENT

Motion made by Boardmember Rioux and seconded by Vice Chairman Zwerg to adjourn the meeting at 9:39 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 28th day of February, 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk